

July 19, 2021

*(The following matters were known at agenda deadline.
Other matters may arise thereafter that need timely consideration or action.)*

CLINTON TOWNSHIP BOARD OF ADJUSTMENT

www.clintontwpnj.com

July 19, 2021

AGENDA

7:00PM

THE CLINTON TOWNSHIP BOARD OF ADJUSTMENT WILL CHANGE THE FORMATS OF ITS REGULAR MEETINGS FOR THE DURATION OF THE COVID-19 PUBLIC HEALTH EMERGENCY TO “VIRTUAL” MEETINGS VIA A WEBEX VIDEO BRIDGE.

THESE CHANGES ARE BEING INSTITUTED TO PROTECT HEALTH, SAFETY AND WELFARE OF RESIDENTS, EMPLOYEES, MUNICIPAL OFFICIALS, APPLICANTS AND CONSULTANTS IN RESPONSE TO THE COVID-19 PUBLIC HEALTH EMERGENCY.

PUBLIC ACCESS TO THIS MEETING WILL BE AS FOLLOWS:

Web Bridge: <https://townshipofclinton.my.webex.com/meet/boardmeetings>

Audio only Dial-in bridge: 1-408-418-9388 **Access code:** 794 584 756 #

TIPS FOR FIRST TIME WEBEX USERS:

<https://help.webex.com/en-us/n665eiq/Join-a-Cisco-Webex-Meeting-for-the-First-Time-as-a-Guest>

First time Webex users will most likely need to download and install the software or they might also be presented with the option to join via the web without downloading the software.

Access to documents pertaining to this meeting including application materials are accessible via the following Box Account link:

<https://app.box.com/s/9mhg42kpmvqqc85n17lr8vqnzuo13x04>

A. CALL TO ORDER

B. FLAG SALUTE

C. PUBLIC NOTICE

This the July 19, 2021 Virtual Public Meeting of the Zoning Board of the Township of Clinton, County of Hunterdon and State of New Jersey. Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act in that an Annual Notice was published in the Hunterdon County Democrat, and the notice of and agenda for this meeting

was posted on the Township website, the bulletin board at the front of the Municipal Building, the front door of the Public Safety Building and faxed to the Hunterdon County Democrat, the Express Times, the Courier News, the Hunterdon Review, and the Star Ledger no later than the Friday prior to the meeting.

D. ROLL CALL

Lewis McCaffrey McTiernan Pfeffer Roberts Rohrbach Stevens Yager

E. NEW BUSINESS

1) Review of Vouchers

F. MEETING MINUTES

None.

G. RESOLUTIONS

None.

H. PUBLIC HEARINGS

1) CLINTON AGRICULTURAL ASSOCIATES

1015 Route 22 East

Block 14, Lots 6 and 7

Application No. 2020-07

Applicant is seeking approval of a bifurcated D(1) Use Variance to permit a proposed 30,000sf flex-space building, five (5) individual self-storage buildings containing a total of 41,000sf of self-storage area and a 1,000sf office building, two (2) 8,000sf each office/retail buildings. Applicant is also seeking a D(6) height Variance and C(1) and C(2) Variances for minimum lot width at building and side yard setback.

Application is continued from March 22, 2021 and April 26, 2021.

This application will not be heard as the applicant needs to re-notice prior to the continuation of the application.

2) BEAVER AVENUE DEVELOPMENT

Block 59, Lot 3

79 Beaver Avenue

Application No. 2021-05

Applicant is seeking a Waiver of Site Plan Review to relocate an existing automatic standby generator located on the premises and to replace the existing back stairs on the two-story office building with new steel stairs

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I. COMMUNICATIONS/REPORTS

- 1) Report dated July 15, 2021 prepared by Thomas Behrens Jr. PP, AICP re: Beaver venue Development.

J. ADJOURNMENT